

**APPROVED MINUTES  
FLATHEAD COUNTY PLANNING BOARD  
OCTOBER 12, 2022**

*Notice: These minutes are paraphrased to reflect the proceedings  
of the Flathead County Planning Board, per MCA 2-3-212*

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Suite 200 Kalispell, Montana. Board members present were Sandra Nogal, Verdell Jackson, Kevin Lake, Buck Breckenridge, Greg Stevens, Gary Votapka, Jeff Larsen. Elliot Adams had an excused absence. Landon Stevens, Erin Appert, Zachary Moon, and Larissa Van Riet represented the Flathead County Planning & Zoning Office.

There were approximately 68 members of the public in attendance and 20 members of the public joined via Zoom.

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[06:03:22 PM \(00:02:22\)](#)

**A. Call to order and roll call**

[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Present](#)  
[Citizen Member - Greg Stevens: Present](#)  
[Citizen Member - Jeff Larsen: Present](#)  
[Citizen Member - Kevin Lake: Present](#)  
[Citizen Member - Sandra Nogal: Present](#)  
[FCD Representative - Verdell Jackson: Present](#)  
[Citizen Member - William Breckenridge: Present](#)

[06:03:24 PM \(00:02:24\)](#)

**B. Pledge of Allegiance**

[06:03:44 PM \(00:02:44\)](#)

**C. Approval of the September 7, 2022, and September 14, 2022 meeting minutes**

**September 7, 2022**

[Citizen Member - Sandra Nogal: Motion](#)  
[FCD Representative - Verdell Jackson: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Approve](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

**September 14, 2022**

[Citizen Member - Gary Votapka: Motion](#)  
[FCD Representative - Verdell Jackson: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

[06:05:17 PM \(00:04:17\)](#)

**D. Public comment on public matters that is within the jurisdiction of the Planning Board (2-3-103 M.C.A.)**

[06:05:30 PM \(00:04:30\)](#)

**E. Board members disclose any conflict of interests**  
Breckenridge will recuse himself for agenda item #6

[06:05:51 PM \(00:04:51\)](#)

1. **FZC-22-05** A zone change request from APEC Engineering, on behalf of Montarise Developments, LLC for property within the Prairie View Zoning District. The proposal would change the zoning on three parcels of land located north of KM Ranch Road near Whitefish, MT from *SAG-5 (Suburban Agricultural)* to *R-1 (Suburban Residential)*. The total acreage involved is approximately 155.9 acres. **The public hearing has been closed for this agenda item.**



Staff Report



Application

[06:06:31 PM \(00:05:31\)](#)

**Motion to adopt Staff Report FZC-22-05 as Findings-of-Fact as amended**

[Citizen Member - Greg Stevens: Motion](#)  
[FCD Representative - Verdell Jackson: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Disapprove](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

[06:16:44 PM \(00:15:44\)](#)

**Motion to amend finding-of-fact #10**

[Citizen Member - Jeff Larsen: Motion](#)  
[Citizen Member - Sandra Nogal: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Disapprove](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)

[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

[06:17:40 PM \(00:16:40\)](#)

**Motion to amend finding-of-fact #9**

[Citizen Member – Sandra Nogal: Motion](#)  
[Citizen Member - William Breckenridge: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Disapprove](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Disapprove](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Disapprove](#)  
[Citizen Member - William Breckenridge: Approve](#)

[06:23:38 PM \(00:22:39\)](#)

**Motion to recommend denial to the Board of County Commissioners**

[Citizen Member - Greg Stevens: Motion](#)  
[Citizen Member - Kevin Lake: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Disapprove](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

[06:26:41 PM \(00:25:41\)](#)

2. **FZC-22-17** A zone change request from IMEG Corp., on behalf of Seven Ventures LLC, for property within the Lower Side Zoning District. The proposal would change the zoning on a parcel of land located at 94 Lower Valley Road, Kalispell, MT from *SAG-5 (Suburban Agricultural)* to *I-1 (Light Industrial)*. The total acreage involved is approximately 5.02 acres.



Staff Report



Application



Vicinity Map

Zachary Moon reviewed Staff Report FZC-22-17 for the Board.

Jeff Walla, 1300 Foy's Lake Rd., Kalispell, MT and Steve Waatti, 329 Shady River Lane, Whitefish, MT represented the applicants. They summarized the proposal and spoke about the cost of city services and upgrading the road if they were going to annex the property into the city limits of Kalispell. They also spoke about the main project being Star Electric and traffic counts.

Public Comment:

Angela Phillips, 2098 Willow Glen Trail, spoke in opposition of the proposal. She was concerned about finding-of facts #10 and #11 and light industrial zoning creeping into the residential area.

06:54:57 PM (00:50:30)

**Motion to adopt Staff Report FZC-22-17 as Findings-of-Fact as amended**

Citizen Member - William Breckenridge: Motion  
Citizen Member - Sandra Nogal: 2nd  
Citizen Member - Elliot Adams: Absent  
Citizen Member - Gary Votapka: Approve  
Citizen Member - Greg Stevens: Approve  
Citizen Member - Jeff Larsen: Approve  
Citizen Member - Kevin Lake: Approve  
Citizen Member - Sandra Nogal: Approve  
FCD Representative - Verdell Jackson: Approve  
Citizen Member - William Breckenridge: Approve

07:11:36 PM (01:07:08)

**Motion to amend finding-of-fact #10**

Citizen Member - William Breckenridge: Motion  
Citizen Member - Kevin Lake: 2nd  
Citizen Member - Elliot Adams: Absent  
Citizen Member - Gary Votapka: Approve  
Citizen Member - Greg Stevens: Approve  
Citizen Member - Jeff Larsen: Approve  
Citizen Member - Kevin Lake: Approve  
Citizen Member - Sandra Nogal: Approve  
FCD Representative - Verdell Jackson: Approve  
Citizen Member - William Breckenridge: Approve

07:13:31 PM (01:09:04)

**Motion to recommend denial to the Board of County Commissioners**

FCD Representative – William Breckenridge: Motion  
Citizen Member - Kevin Lake: 2nd  
Citizen Member - Elliot Adams: Absent  
Citizen Member - Gary Votapka: Approve  
Citizen Member - Greg Stevens: Approve  
Citizen Member - Jeff Larsen: Disapprove  
Citizen Member - Kevin Lake: Approve  
Citizen Member - Sandra Nogal: Approve  
FCD Representative - Verdell Jackson: Disapprove  
Citizen Member - William Breckenridge: Approve

07:15:53 PM (01:11:26)

3. **FZC-22-18** A zone change request from Richard G. & Merry Jo Smith, with technical assistance from Sands Surveying, Inc., for property within the Highway 93 North Zoning District. The proposal would change the zoning on a parcel of land located at 1925 Pine Grove Lane, Kalispell, MT from SAG-10 (*Suburban Agricultural*) to SAG-5 (*Suburban Agricultural*). The total acreage involved is approximately 10.089 acres.



Staff Report



Application



Vicinity Map

Erin Appert reviewed Staff Report FZC-22-18 for the Board.

Donna Valade, Sands Surveying, Inc., 2 Village Loop, represented the applicant. She stated they agreed with the staff report and the findings of fact. She summarized the proposal.

Public Comment:

None

[07:18:39 PM \(01:14:12\)](#)

**Motion to adopt Staff Report FZC-22-18 as Findings-of-Fact**

[Citizen Member - Kevin Lake: Motion](#)

[Citizen Member - Gary Votapka: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Approve](#)

[Citizen Member - Sandra Nogal: Approve](#)

[FCD Representative - Verdell Jackson: Approve](#)

[Citizen Member - William Breckenridge: Approve](#)

[07:19:19 PM \(01:14:52\)](#)

**Motion to recommend approval to the Board of County Commissioners**

[Citizen Member - Kevin Lake: Motion](#)

[FCD Representative - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Approve](#)

[Citizen Member - Sandra Nogal: Approve](#)

[FCD Representative - Verdell Jackson: Approve](#)

[Citizen Member - William Breckenridge: Approve](#)

[07:20:03 PM \(01:15:36\)](#)

4. **FPP-22-22** A request from Sands Surveying, Inc., Carver Engineering, and Core Water Consulting, on behalf of Double L Development, LLC, for preliminary plat approval of Songbird Estates, a proposal to create eight (8) residential lots on 40.02 acres. The proposed lots would be served by individual wells and septic systems. The property is located at 2505 Columbia Falls Stage Road, Kalispell, MT and is unzoned.



Staff Report



Application



Preliminary Plat Map

Zachary Moon reviewed Staff Report FPP-22-22 for the Board

Donna Valade, Sands Surveying, Inc., 2 Village Loop, represented the applicants and summarized the proposal for the Board. She spoke about DEQ approval and lots having approval for guest houses or accessory dwelling units.

Charles Lapp, showed the Board members a map of the proposed subdivision and summarized other subdivisions that had been approved in the area. He also spoke about second residences for property owners in the subdivision and DEQ approval.

Phil Labuda, spoke about ADU's on the property and asked the board to approve the proposal.

[07:28:09 PM \(01:23:41\)](#)

**Motion to adopt Staff Report FPP-22-22 as Findings of Fact**

[Citizen Member - William Breckenridge: Motion](#)

[Citizen Member - Sandra Nogal: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Approve](#)

[Citizen Member - Sandra Nogal: Approve](#)

[FCD Representative - Verdell Jackson: Approve](#)

[Citizen Member - William Breckenridge: Approve](#)

[07:28:50 PM \(01:24:23\)](#)

**Motion to recommend approval to the Board of County Commissioners**

[Citizen Member - Sandra Nogal: Motion](#)

[FCD Representative - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Disapprove](#)

[Citizen Member - Kevin Lake: Approve](#)

[Citizen Member - Sandra Nogal: Approve](#)

[FCD Representative - Verdell Jackson: Approve](#)

[Citizen Member - William Breckenridge: Approve](#)

[07:29:36 PM \(01:25:09\)](#)

5. **FPP-22-12** A request from SJW Land Surveying, on behalf of Jerry & Darcy Johnson, for preliminary plat approval of the Amended Plat of Lot 4, Chester Estates, a proposal to create two (2) residential lots on 2.09 acres. The proposal would be served by individual septic systems and a shared well. The property is located at 2483 Holt Stage, near Kalispell, MT.



[Staff Report](#)



[Application](#)



[Preliminary Plat Map](#)

Larissa Van Riet reviewed Staff Report FPP-22-12 for the Board

Jerry Johnson, summarized the proposal and spoke about the shared well agreement. He stated they would like to split the lot and sell one of them.

Public Comment:

Mark Williams, 2479 Holt Stage Road, Kalispell, MT spoke in opposition of the proposal. He spoke about the shared well agreement and read from that agreement regarding future subdividing of the property.

Sandy Williams, 2479 Holt Stage Road, Kalispell, MT spoke in opposition of the proposal.

[07:48:10 PM \(01:43:43\)](#)

**Motion to adopt Staff Report FPP-22-12 as Findings-of-Fact**

[Citizen Member - William Breckenridge: Motion](#)

[FCD Representative - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Approve](#)

[Citizen Member - Sandra Nogal: Approve](#)

[FCD Representative - Verdell Jackson: Approve](#)

[Citizen Member - William Breckenridge: Approve](#)

[07:48:54 PM \(01:44:26\)](#)

**Motion to recommend approval to the Board of County Commissioners**

[Citizen Member - William Breckenridge: Motion](#)

[FCD Representative - Verdell Jackson: 2nd](#)

[Citizen Member - Elliot Adams: Absent](#)

[Citizen Member - Gary Votapka: Approve](#)

[Citizen Member - Greg Stevens: Approve](#)

[Citizen Member - Jeff Larsen: Approve](#)

[Citizen Member - Kevin Lake: Approve](#)

[Citizen Member - Sandra Nogal: Approve](#)

[FCD Representative - Verdell Jackson: Approve](#)

[Citizen Member - William Breckenridge: Approve](#)

[07:51:37 PM \(01:47:09\)](#) **Breckenridge recused himself from this agenda item**

6. **FCMU-22-01** A request from Roxy Zomer with technical assistance from Water & Environmental Technologies, for a Major Land Use Review to allow for the expansion of an existing RV park on property located at 15735 Highway 2 East, Essex, MT. The property contains approximately 55 acres and is located within the Upper Canyon area of the C.A.L.U.R.S (Canyon Area) Zoning District. Access to each individual RV space and facilities would be provided via internal looped roads.



Staff Report



Application



Proposed Site Layout

Erin Appert reviewed Staff Report FCMU-22-01 for the Board

Ashley Flammond, Water and Environmental Technologies (WET), 102 Cooperative Way, represented the applicants. She stated the RV park has been in existence since 1974 and currently has 43 RV spaces. They are requesting to add an additional 32 RV spaces. She spoke about the RV park rules and stated they are going through DEQ approval as well as working through all the different agencies for approval.

Hank Zomer, stated they have owned the RV park for approximately 18 years. He commented that the RV park definitely needs upgrades and they are expanding the RV park to accommodate the larger trailers.

**Public Comment:**

Jim Peterson, 15718 Hwy 2 E, spoke in opposition of the proposal. He was concerned about the RV park being in a national forest and the fact that this proposal was a seasonal subdivision. He spoke about the wildlife in the area and traffic.

Michelle Peterson spoke in opposition of the proposal. She spoke about the existing RV sites being without sewer hookups.

**Applicant Rebuttal:**

Ashley Flammond, WET, 102 Cooperative Way, spoke about the RV park being a use that is already there. She spoke about providing an upgraded wastewater system and DEQ approval. She also spoke about MDT re-reviewing the approach permits for the additional traffic.

Roger Noble, 130 N Haven Dr, spoke about the FWP comment. The habitat is not critical habitat. The letter was mainly concerned about wildlife attractants. He reiterated what Flammond had already stated.

[08:10:03 PM \(02:05:36\)](#)

**Motion to adopt Staff Report FCMU-22-01 as Findings-of-Fact**

[Citizen Member - Sandra Nogal: Motion](#)  
[FCD Representative - Verdell Jackson: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Approve](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Abstain](#)

[08:10:55 PM \(02:06:28\)](#)

**Motion to recommend approval to the Board of County Commissioners**

[Citizen Member - Sandra Nogal: Motion](#)  
[FCD Representative - Verdell Jackson: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Approve](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)



[FCD Representative - Verdel Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Abstain](#)

### **The Board took a short break**

[08:20:04 PM \(02:09:21\)](#)

7. **FPP-22-18** A request from Suny Cheff, on behalf of Lower Valley, LLC, with technical assistance from Sands Surveying, Inc., and Core Water Consulting, for preliminary plat approval of Majestic Meadow Subdivision, a proposal to create eight (8) residential lots on 20.299 acres. The proposed lots would be served by a multi-use water system and individual septic systems. The property is located along Majestic View Lane, near Kalispell, MT.



Staff Report



Application



Preliminary Plat Map

Erin Appert reviewed Staff Report FPP-22-18 for the Board

Donna Valade, Sands Surveying, Inc., 2 Village Loop, represented the applicants. She summarized the proposal and spoke about the road improvements that the applicant would like to do.

#### **Public Comment:**

Wayne Zimmerman, 24 Majestic View Trail, spoke in opposition of the proposal. He was concerned about traffic and safety for the existing residents.

Dave Mills, 1213 Majestic View Lane, spoke in opposition of the proposal. He asked which part of the road would be paved. He was concerned about safety.

Brooklyn Shaffer, 1205 Majestic View Lane, spoke in opposition of the proposal. She was concerned about traffic and safety.

Stephanie Mills, 1213 Majestic View Lane, spoke in opposition of the proposal. She was concerned about traffic and safety for the children.

Kristy Zimmerman, 24 Majestic View Trail, spoke in opposition of the proposal. She was concerned about road safety.

Tony Claros, 1035 Majestic View Lane, spoke in opposition of the proposal. He was concerned about traffic.

#### **Applicant Rebuttal:**

Valade spoke about which section of the road they were requesting to improve and also spoke about stormwater drainage and DEQ review.

#### **Staff Rebuttal:**

Appert spoke about the condition regarding paving being vague and stated the board could amend the condition if they wanted.

[08:47:21 PM \(02:36:38\)](#)

### **Motion to adopt Staff Report FPP-22-18 as Findings-of-Fact**

[Citizen Member - William Breckenridge: Motion](#)  
[Citizen Member - Kevin Lake: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Approve](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

[08:48:11 PM \(02:37:28\)](#)

**Motion to recommend approval to the Board of County Commissioners**

[Citizen Member - William Breckenridge: Motion](#)  
[FCD Representative - Verdell Jackson: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Approve](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

[09:05:12 PM \(02:54:29\)](#)

**Motion to amend condition #21 to read:**

[Citizen Member - William Breckenridge: Motion](#)  
[Citizen Member - Sandra Nogal: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Approve](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

[09:17:28 PM \(03:06:45\)](#)

**F. Old Business**

The Board and staff spoke about the proposed short-term rental updates, Section 5.11, of the Flathead County Zoning Regulations (FCZR).

Appert reminded the Board about the November workshop with GPI.

[09:35:43 PM \(03:25:00\)](#)

## **G. New Business**

Lindsey Hromadka, 116 Lupfer Ave, asked if they could hold the workshop regarding zoning in Lakeside after the January meeting as opposed to December as she will be unable to attend.

Moon said he was working on the demographic section of the Growth Policy. He stated they wanted to tentatively schedule that for January.

[09:38:14 PM \(03:27:31\)](#)

## **H. Adjournment**

[Citizen Member - Sandra Nogal: Motion](#)  
[FCD Representative - Verdell Jackson: 2nd](#)  
[Citizen Member - Elliot Adams: Absent](#)  
[Citizen Member - Gary Votapka: Approve](#)  
[Citizen Member - Greg Stevens: Approve](#)  
[Citizen Member - Jeff Larsen: Approve](#)  
[Citizen Member - Kevin Lake: Approve](#)  
[Citizen Member - Sandra Nogal: Approve](#)  
[FCD Representative - Verdell Jackson: Approve](#)  
[Citizen Member - William Breckenridge: Approve](#)

*Approved November 9, 2022*